



GRASSROOTS
REALTY GROUP

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**309 Coachwood Point W
Lethbridge, Alberta**

MLS # A2344624



\$600,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,997 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Shed

Welcome to this impressive 5-bedroom, 4-bathroom home located on prestigious Coachwood Point. Offering generous living space and an array of desirable features, this home is designed for comfortable family living and entertaining. The spacious living room showcases vaulted ceilings, skylights, and the large family room has a gas fireplace with lots of room, creating a bright and inviting gathering space. The spacious primary bedroom offers a private walkout to its own balcony—a perfect spot to enjoy your morning coffee or unwind at the end of the day. The fully developed basement features a large games room, another bedroom and bathroom, lots of storage, and in-floor heating, which also extends to the heated garage floor and that adds extra level of comfort and convenience. Outside, the fully developed yard provides an excellent setting for entertaining, with a covered deck and a dedicated gas line for the BBQ. The property also backs onto an alleyway, offering added convenience and accessibility. Situated in a highly desirable location, this substantial home offers space, comfort, and features that are sure to impress. Reach out today for your private viewing.